



- Substantial Detached Five Bedroom Stone Farmhouse
 - Good Range of Traditional Stone Farm Buildings
- Potential for Smallholding, Equestrian or Agricultural Use
- Stunning Location Within the Peak District National Park
 - Just Under 4.5 Acres In All ● No Upward Chain

REF AR7970



GENERAL AND SITUATION

Approximate Distances:

Chapel en le Frith 3 miles • Buxton 6.5 miles • Bakewell 12 miles
Macclesfield 18 miles • Leek 18.5 miles • Sheffield 22 miles

A substantial detached, five bedroom stone farmhouse with an excellent range of traditional stone outbuildings, set in just under 4.5 acres, ideal for smallholding or equestrian use, located within the Peak District National Park and with no upward chain.

This attractive traditional stone farmhouse offers comfortable family accommodation with potential for dual-family living if required. There are a range of stone farm buildings offering flexibility for a number of uses, including smallholding, equestrian or hobby farming.

The property is located in a stunning position with wonderful views over the surrounding countryside within the beautiful Peak District National Park, just a short distance from the popular market town of Chapel en le Frith, which offers schooling, supermarkets, a church and various public houses. Buxton and Bakewell offer a further ranges of facilities and amenities.



THE RESIDENCE

A traditional and spacious five bedroom stone farmhouse with majority double glazing and oil-fired central heating. The ground floor accommodation is currently divided into two parts and with the added flexibility of the upstairs accommodation, the property could easily be divided for dual-family living if desired. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **Entrance Hallway** with tiled flooring and part tiled walls. To the right a **Kitchen Breakfast Room** is fitted with a range of wall and base units with worksurfaces, single drainer sink with mixer tap, space for an electric cooker and space and plumbing for a slimline dishwasher and a washing machine and space for a free-standing fridge freezer. To one wall there is a stone hearth with a stone surround which has a large fitted cupboard to one side.

To the left of the **Entrance Hall** there is a **Lounge** with a stone hearth, stairs rising to the First Floor, laminate flooring and a door through to an **Inner Hallway**, which has a second set of stairs rising to the **First Floor** and a corridor that leads to the second part of the accommodation.

To the rear of the house there is a **Second Kitchen**, fitted with a range of wall and base units with worksurfaces, butler sink with mixer tap, integrated electric oven and grill, electric hob, part flagstone flooring and a stone feature fireplace with capped chimney. A door leads down steps to a **Cellar** where the oil-fired boiler is situated.

Located off the kitchen there is a **Pantry** with fitted shelving. A unique stone archway separates the open-plan **Dining Area**, which has doors to a **Laundry Room** with tiled flooring and a **Rear Entrance Porch** with a door to outside and a door to a **Cloakroom** with a WC.



**Please note that the two woodburners currently shown in situ are not included in the sale and will be removed by the vendor prior to exchange.*



To the First Floor there are Five Double Bedrooms and Two Family Bathrooms accessed via two staircases.

From the generous Front Landing there are Two comfortable Double Bedrooms to the front of the house and a Bathroom with a corner bath, WC, wash hand basin and fitted linen cupboard.

To the rear part of the house there are Three Further Bedrooms and a Family Bathroom with a bath, wash hand basin, WC and airing tank/linen cupboard.

Stairs rise from the Rear Landing to the Second Floor where a Large Attic Space has potential for use as a Home Office or Further Bedroom etc, subject to some renovations.



There is a shared driveway from the road, which is owned by Harratt Grange, which leads to a galvanised gate into the private driveway and parking for The Grange. There are formal gardens located to the front of the farmhouse, where there is a low maintenance garden mainly paved with a few shrub borders and stone walled front garden boundary. There is also a useful timber Summer House and Small Dog Kennel.

Attached to the rear of the house but accessed from outside there is a Coal/Log Store and Two Further Stores, one of which has an Outside WC.

To the rear, adjacent to the farmhouse there are a good range of Traditional Stone-built Agricultural Buildings, arranged in an L-shape with some two storey sections, offering flexibility for a wide variety of uses and in the Agent's opinion there is potential for conversion, subject to gaining the necessary consents.

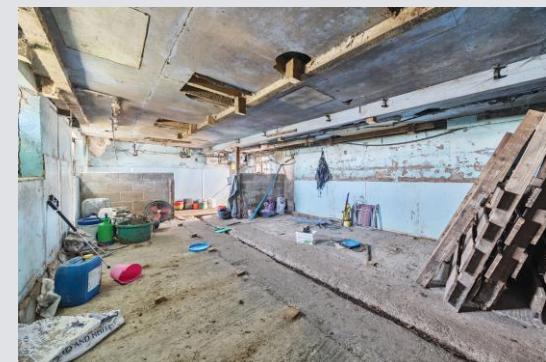
Please refer to the floor plan for layout and measurements of the Outbuildings.

The Paddock is located to the front, left-hand side of the property, beyond the front garden and has dry stone walling with mature trees to one boundary. There is a Small Pond to the centre. The land has two access points, one from the farmyard and one from the road.

IN ALL APPROX. 4.3ACRES (About 1.7 Hectares)

Nb. The Vendors inform us that there is potential to include a Further Steel Portal Barn situated to the rear of the stone buildings in the sale, plus some Further Land if required.

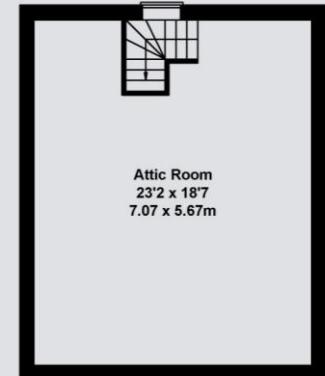
The septic tank currently drains onto the neighbouring property (owned by the Vendor) and a replacement system will need to be installed by the Purchasers within the grounds of the property.



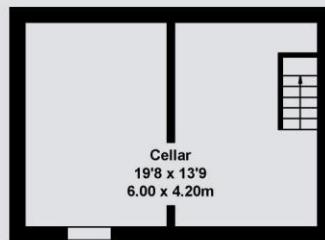
RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

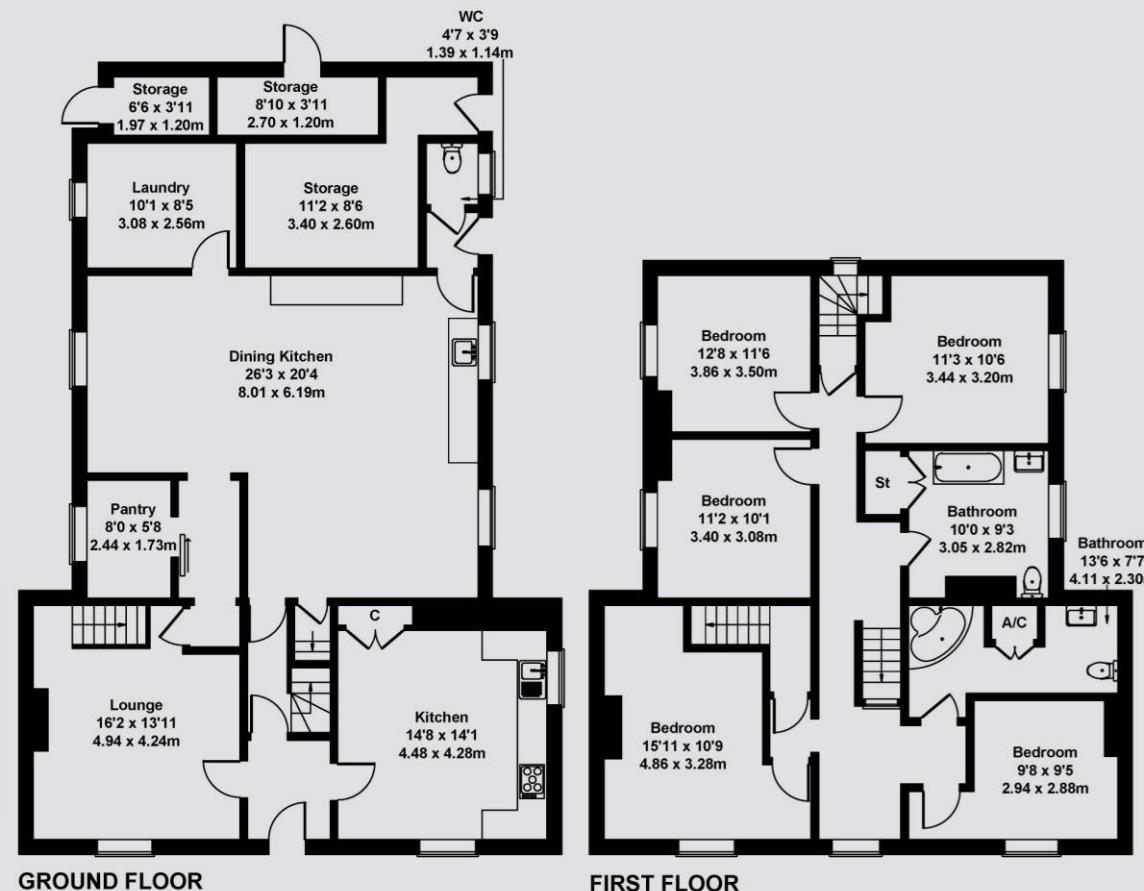
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ATTIC



GROUND FLOOR



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited THE GRANGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

HIGH PEAK BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank – please note that this will require a replacing), OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** F
COUNCIL TAX F

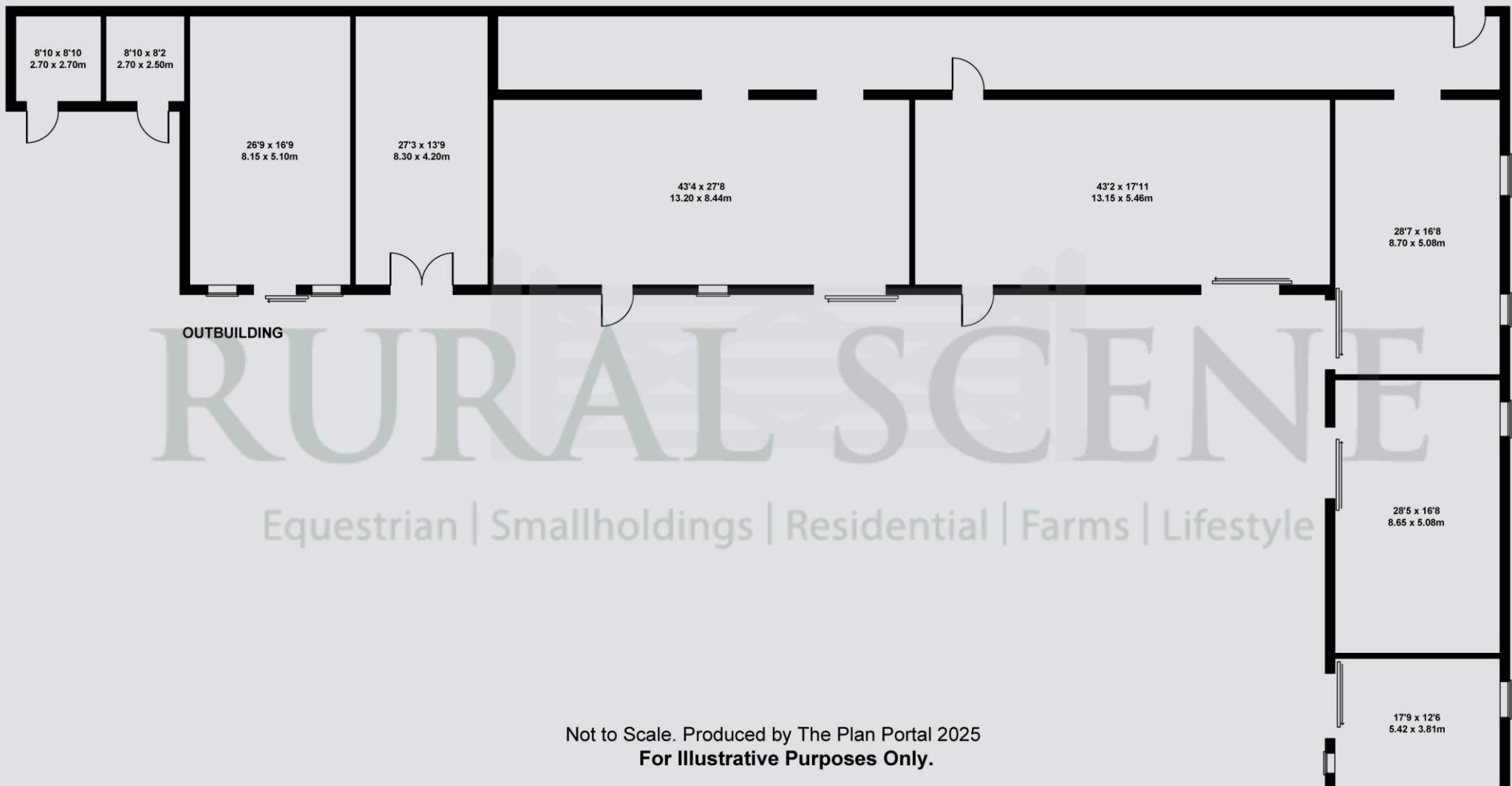
DIRECTIONS

Head north on the A6 (Holdsteads) and at the roundabout take the second exit onto the A623. Continue for approximately 1.75 miles and the property will be seen on the left-hand side, identified by our For Sale board.

what3words // trapdoor.victory.lied

RURAL SCENE

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